

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/1059/LA 07.10.2015	Caerphilly County Borough Council Building Consultancy Mr J G Jones Unit 1 Woodfieldside Business Park Pontllanfraith Blackwood NP12 2DG	Change the use of bungalow (formerly Caretaker's residence) to provide Flying Start facilities for Parenting Programmes and for use as a staff office base School Bungalow Forest Hill Pontllanfraith Blackwood NP12 2PL

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The application site is The Bryn Primary School, Pontllanfraith.

Site description: The caretaker's bungalow is a single-storey property with residential curtilage located within the school grounds.

Development: Full planning permission is sought in respect of the change of use of bungalow (former caretaker's residence) to provide Flying Start facilities for parenting programmes and as a staff office base.

Flying Start is a Welsh Government funded Programme and is available in targeted areas supporting families to give 0-3 year olds a Flying Start in life. The scheme aims to provide intensive support services for children aged 0 - 3 years old and their families. The focus of the programme is on promoting language, cognitive, social and emotional skills, physical development and the early identification of high needs. This is delivered through health support and guidance, parenting groups and support and free part-time childcare.

The hours of opening are 08:00 to 17:00 hours Monday to Friday. The unit will employ 4 full-time and 2 part-time employees.

Dimensions: The footprint of the bungalow will not change.

Ancillary development, e.g. parking: Six additional car parking spaces.

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PLANNING HISTORY 2005 TO PRESENT

10/0336/ADV - Erect 5m flag pole to fly flag 1m x 2m dimension - Granted 31.08.10.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - Within the settlement boundary.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place Making, SP21 - Parking Standards.

Countywide Policies

CW2 (Amenity), CW3 (Design considerations - Highways), CW15 - General locational constraints and supplementary planning guidance contained in LDP5 - Parking Standards.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, and TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application.

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CONSULTATION

Transportation Engineering Manager - No objection subject to a condition being attached to any consent requiring parking to be provided in accordance with the approved plan prior to beneficial occupation.

Head Of Public Protection - No objections subject to conditions being attached to any consent regarding any contamination of the site and an advisory note in respect of the presence of any asbestos.

Dwr Cymru/Welsh Water - Provides advice to be conveyed to the developer.

Principal Valuer - No comments.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and thirteen neighbouring properties have been consulted.

Response: Three letters.

Summary of observations:

- will exacerbate existing parking problems at the entrance to the school;
- road safety issues;
- noise and disturbance to residents living near the converted bungalow;
- anti-social behaviour experienced since the caretaker moved out.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? There are no specific crime and disorder implications material to the determination of this planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

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ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance.

The main issues to be considered in the determination of this planning application are in respect of the compatibility of the use with neighbouring land uses, amenity and highway considerations.

CW2 Amenity - The proposed existing building is set within the school grounds and to the rear of residential dwellings located at Bryn Lane and the proposed development will not have any significant amenity impact upon neighbouring land uses. Schools are often located within residential areas, and the activities associated with the proposed use, will not aggravate the relationship between the existing school and the neighbouring housing. In terms of visual impact, the only alterations to the building are the demolition of a rear conservatory and the insertion of patio doors in the rear elevation and in this respect it is not considered the proposed development would have an adverse visual impact upon the character of the existing building or the surrounding area. In terms of Policy CW2 of the LDP the proposed development is considered acceptable.

CW3 Design considerations highways - Transportation Engineering Manager has no objection subject to the provision of additional car parking spaces in accordance with the submitted plans. The proposal includes an additional six dedicated car parking spaces adjacent to the bungalow and is in addition to the 25 car parking spaces provided in respect of the school. The parking standards require primary schools to have one commercial vehicle space, one space for each member of teaching staff, one space per two ancillary staff and three visitor spaces. The proposed parking would cater for the needs of the new unit.

CW15 General locational constraints - The site is within settlement limits and is appropriate development in that location.

The proposed Flying Start Unit would comfortably fit within the existing site. The proposed unit would provide enhanced facilities for children and staff as described above.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

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Comments from public:

- Will exacerbate existing parking problems at the entrance to the school. This Council's Transportation Engineering Manager has raised no objection to the development subject to conditions as referred to above.
- Road safety issues. As above.
- noise and disturbance to residents living near the converted bungalow. The Flying Start unit will be open between 08:00 - 17:00 hours and it is not considered that the amenity of occupiers of neighbouring properties will be adversely affected by the proposed use.
- Anti-social behaviour experienced since the caretaker moved out. Any anti-social behaviour may be reported to the police.

Other material considerations: None.

In conclusion, it is considered the proposed development does not conflict with local plan policies or national planning guidance and as such is subject to the imposition of appropriate conditions acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 03) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

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Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3.

The applicant is advised of the comments of Dwr Cymru/Welsh Water and Head of Public Protection.
